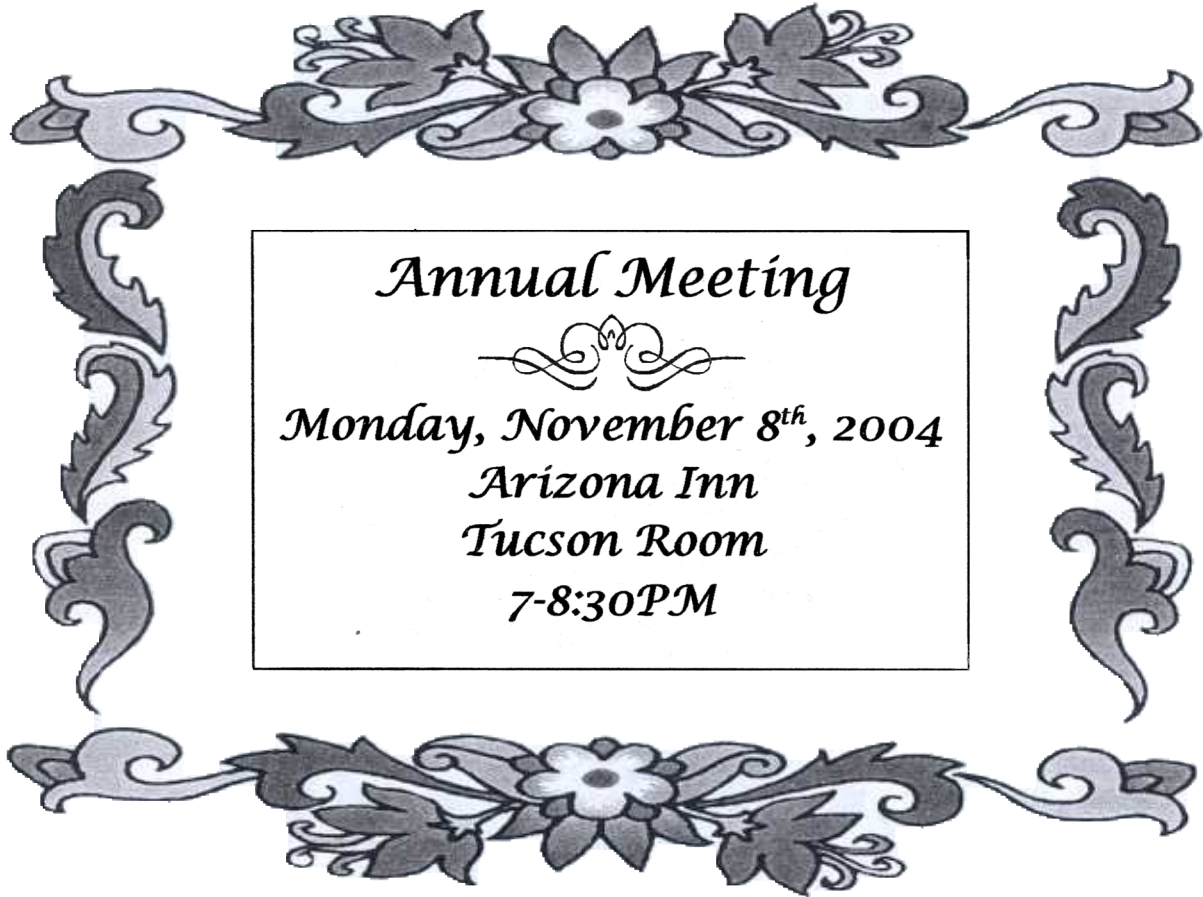


The Catalina Vista

Newsletter of the Catalina Vista Neighborhood Association
Fall 2004



Annual Meeting

Monday, November 8th, 2004

Arizona Inn

Tucson Room

7-8:30PM

Construction Basics

It's that time of year again —time to join us for the annual meeting of the Association! We have invited representatives from the Arizona Registrar of Contractors Office to come to speak to you. They will discuss their department and the role they can play in providing you with information and assistance when you decide to hire a contractor to perform work on your home. They will also discuss some of the home repair scams and what you can do to protect yourself from becoming a victim.

We will also be holding elections for Board members. If you are interested in working with a great group of people, please contact Colette Altaffer at 323-9827, by October 30th.

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President's Report

As some of you may know, my volunteer activities extend beyond my duties as president of the Catalina Vista Neighborhood Association. I spent the past year, working with a group of neighbors from around the city, trying to ensure that, as neighbors, we have a voice in how Tucson's Land Use Code will be rewritten. Along the way, I have met, and had the opportunity to work with, community leaders from a number of Tucson's neighborhoods. I have learned about the challenges some of these neighborhoods are facing, challenges which Catalina Vista has been fortunate enough to be insulated from. Unfortunately, the day is fast approaching when that isolation may become a distant luxury.

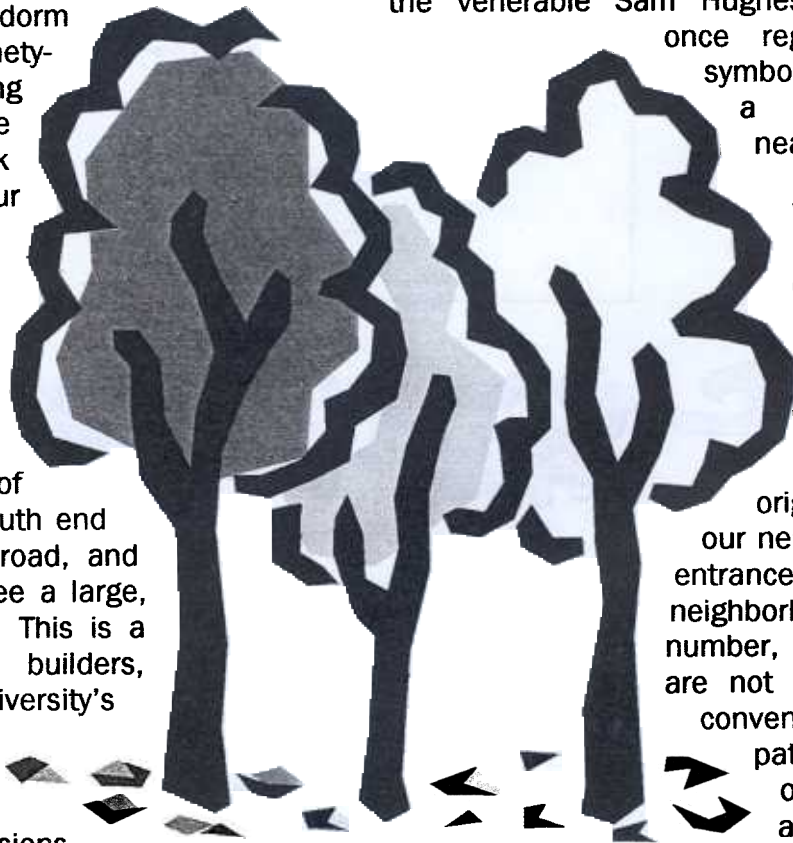
One of the primary reasons for this is our proximity to the University of Arizona. The University currently enrolls close to 36,000 students, and it provides dorm space for approximately ninety-five percent of the incoming freshmen. However, the remaining students seek housing in our neighborhoods, relying on apartment complexes, private homes, and smaller rental units. A recent phenomenon is something known as a mini-dorm. (An example of this can be seen on the west side of Campbell. Stand at the south end of the Campbell frontage road, and look due west. You will see a large, white, two-story building. This is a mini-dorm.) Some builders, recognizing that the University's increasing enrollment provides them with an opportunity to make a profit, are exploiting provisions of the Land Use Code to their advantage. They build these mini-dorms as second structures on R-1 and R-2 properties. These structures dwarf the

existing homes and can house upwards of twelve students. Once-stable, middle-class neighborhoods begin to decline, as families and homeowners move away to escape the loud parties, noise, trash and increased traffic.

As the number of rentals increase, it becomes more difficult to maintain the integrity and quality of life in these neighborhoods. The Jefferson Park neighborhood, which is located just to the west of Catalina Vista, is a classic example of this. Our neighbors there are locked in a struggle to save their neighborhood. Numerous mini-dorms now dot the Jefferson Park neighborhood. According to the 2000 census data, Jefferson Park has a rental rate of nearly 54%.

Many other neighborhoods around the University are struggling as well. The Rincon Heights neighborhood, located just south of the University, has a rental rate of over 85%. Even the venerable Sam Hughes neighborhood, once regarded as the symbol of stability, has a rental rate of nearly 47%.

Catalina Vista has fared much better. Our rental rate is just under 18%. I believe this is due, in part, to the foresight of the original founders of our neighborhood. The entrances to our neighborhood are few in number, and our streets are not arranged in the conventional grid pattern. Many of our lots are large, and the homes have increased in value. Perhaps most important of all, is the fact that our Codes, Covenants and Restrictions (CCR's) are still in force. Although many neighborhoods once had



CCR's, most of these did not contain an automatic renewal provision. This provision, which our CCR's does contain, provides Catalina Vista with a certain degree of protection. While our Board does not have the authority to enforce the CCR's, any individual neighbor or group of neighbors can pursue legal action to do so.

Another factor which plays a role in maintaining the integrity of our neighborhood is your active involvement in our Association.



Your participation in our neighborhood committees, from Adopt-A-Park to the neighborhood Social, from Tree-Planting to Historic Designation, signals a commitment to maintain a safe, viable neighborhood and for that my hat is off to all our volunteers.

Meanwhile, I will continue to work with other neighborhoods and the city to try and ensure that future changes to the Land Use Code are made with an eye toward protecting and enhancing the quality of life in our community. As neighborhood representatives, we hope to see greater involvement on the part of the University, in an effort to adequately and effectively address the issue of appropriate student housing. I encourage you to stay involved and informed. Catalina Vista is a great neighborhood and one worth protecting.
Colette Altaffer, President

Everyone Loves a Parade!

The Blenman-Elm neighborhood is hosting a neighborhood parade, costume party and potluck, and you are invited. This is scheduled for November 13th, at 12 noon. Participants are asked to meet at 11:30 AM, on Bentley Avenue,

next to Blenman Elementary School. Neighbors of all ages are invited to participate – from baby strollers to wheelchairs. Bring your bikes, tricycles and wagons. Come dressed as princesses, dancers, pumpkins, or whatever strikes your fancy.

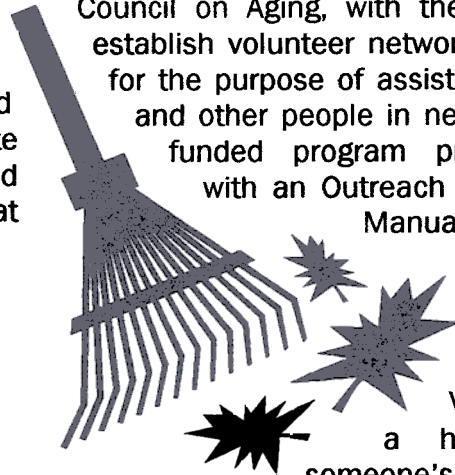
Prizes will be awarded for Best on Wheels, Best on Foot and Most Traditional. The parade will be followed by a potluck on the Blenman School grounds accompanied by fun and games, including sack races and slow bike races. A bike maintenance clinic will also be available. If you have further questions, please contact Sonya Norman at 795-2622.

Neighbor Helping Neighbor

As we get older, many of us find that we need more help with our daily tasks. We would like to remain in our homes but discover that good, reliable help is hard to find. The Pima Council on Aging is trying to change that. The Neighbors Care Alliance is a program of the Pima Council on Aging, with the goal of helping to establish volunteer networks in neighborhoods for the purpose of assisting elderly neighbors and other people in need. This free, grant-funded program provides consultation with an Outreach Specialist, a How-To Manual on getting started, volunteer training and meetings for network coordinators.

Volunteers can make a huge difference in someone's life, by offering simple services such as transportation to appointments or shopping, light housecleaning or meal preparation and minor home repair or yardwork.

To learn more about this opportunity, or to volunteer your services, please contact Leslie Hunten at Pima Council on Aging at 790-7262.



CATALINA VISTA NEIGHBORHOOD ASSOCIATION

2003-2004

OFFICERS

President	Colette Altaffer 323-9827
Vice President	Elliot Glicksman 320-9170
Secretary	Kathleen Wassenberg 326-3349
Treasurer	Jan Hastreiter 881-5939

BOARD MEMBERS

Ellen Adelstein	John Fendrock
Donna Helms	Alison Hughes
Dawn Leonard	Julie Muehlebach
Wendell Niemann	Suzanne Schorr
Lloyd Wisdom	Bill Young

WANT TO SUPPORT YOUR NEIGHBORHOOD ASSOCIATION?

Become a member! Send your 2004-2005 membership dues of \$15.00 to Jan Hastreiter, Treasurer, CVNA, 2144 E. Edison, Tucson, AZ 85719. Please make checks payable to Catalina Vista Neighborhood Association.

Name _____

Address _____

Zip _____ Ph# _____

E-Mail _____

The Association would be delighted to have your help.

Please call Colette Altaffer: 323-9827

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